



BRITISH
PROPERTY
AWARDS

2022
★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE



14 Walford Avenue, Ross-On-Wye, HR9 5PZ

£240,000

3 1 2 C

14 Walford Avenue, Ross-On-Wye, HR9 5PZ

An exceptionally good size three bedroom mid terrace house located approximately 1 mile to the south of the market town of Ross on Wye. The property benefits from uPVC double glazing and gas central heating and is offered in good condition throughout. Externally there is good space to the front and a good size rear garden with patio, lawn, large gazebo and garden store.

Porch
With uPVC double glazed door to:

Entrance Hall
Radiator, power points, light, stairs to first floor with under-stairs storage recess, door to:

Kitchen 7'2" x 12'11" (2.19m x 3.94m)
Fitted with a matching range of base and eye level units with worktop space over, 1.5 bowl stainless steel sink, plumbing for washing machine, uPVC double glazed window to rear, double radiator, tiled floor, opening to Utility, door to:

Dining Room 7'3" x 11'11" (2.21m x 3.62m)
UPVC double glazed window to side, radiator, double glazed double doors to garden, door to storage cupboard, wide opening to:

Living Room 10'4" x 11'11" (3.14m x 3.63m)
UPVC double glazed window to front, radiator, telephone point, TV point, power points, light.

Utility 6'6" x 9'7" (1.99m x 2.92m)
UPVC double glazed window to front, tiled floor, power points, light, uPVC door to front, door to:

Walk-in Cupboard

Rear Lobby
Tiled floor, power points, uPVC double glazed door to garden, door to:

WC
Low-level WC, tiled floor, light.

Landing
With uPVC double glazed window to rear, airing cupboard housing gas fired boiler and shelving. Doors to:

Bedroom 1 10'5" x 15'5" (3.17m x 4.70m)
Two uPVC double glazed windows to front, radiator, power points, light, doors to two side-by-side wardrobes.

Bedroom 2 11'3" x 9'7" (3.42m x 2.91m)
UPVC double glazed window to front, radiator, power points, light, doors to two side-by-side wardrobes.

Bedroom 3 7'3" x 11'11" (2.22m x 3.62m)
UPVC double glazed window to rear, radiator, power points, light.





Bathroom

With roll top bath, wash hand basin, recessed shower enclosure, low-level WC, chrome heated towel rail, uPVC frosted double glazed window to rear, tiled floor, light.

Outside

To the front of the property the garden is laid to lawn with a gravelled off road parking area and path leading to the front door. To the rear there is a paved patio area with circular feature gravelled bed and step up to the large timber decking area. Adjacent to the decking the garden is laid to lawn which then leads to a good size paved terrace which sits under a large wooden gazebo, enclosed to two sides, with adjacent garden storage building.

INDEPENDENT FINANCIAL ADVICE

We are able to arrange a no obligation introduction to a mortgage advisor who specialises in various areas of financial planning, including mortgages.

LOCAL AUTHORITY & CHARGES

Herefordshire Council, 01432 260000. Band B, £1,862.97 (2024/25)

MONEY LAUNDERING REGULATIONS

To comply with money laundering regulations, prospective purchasers will be asked to produce photographic identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

N.B.

These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.

SERVICES

Mains water, electricity, gas and drainage are believed to be connected to the property.

TENURE

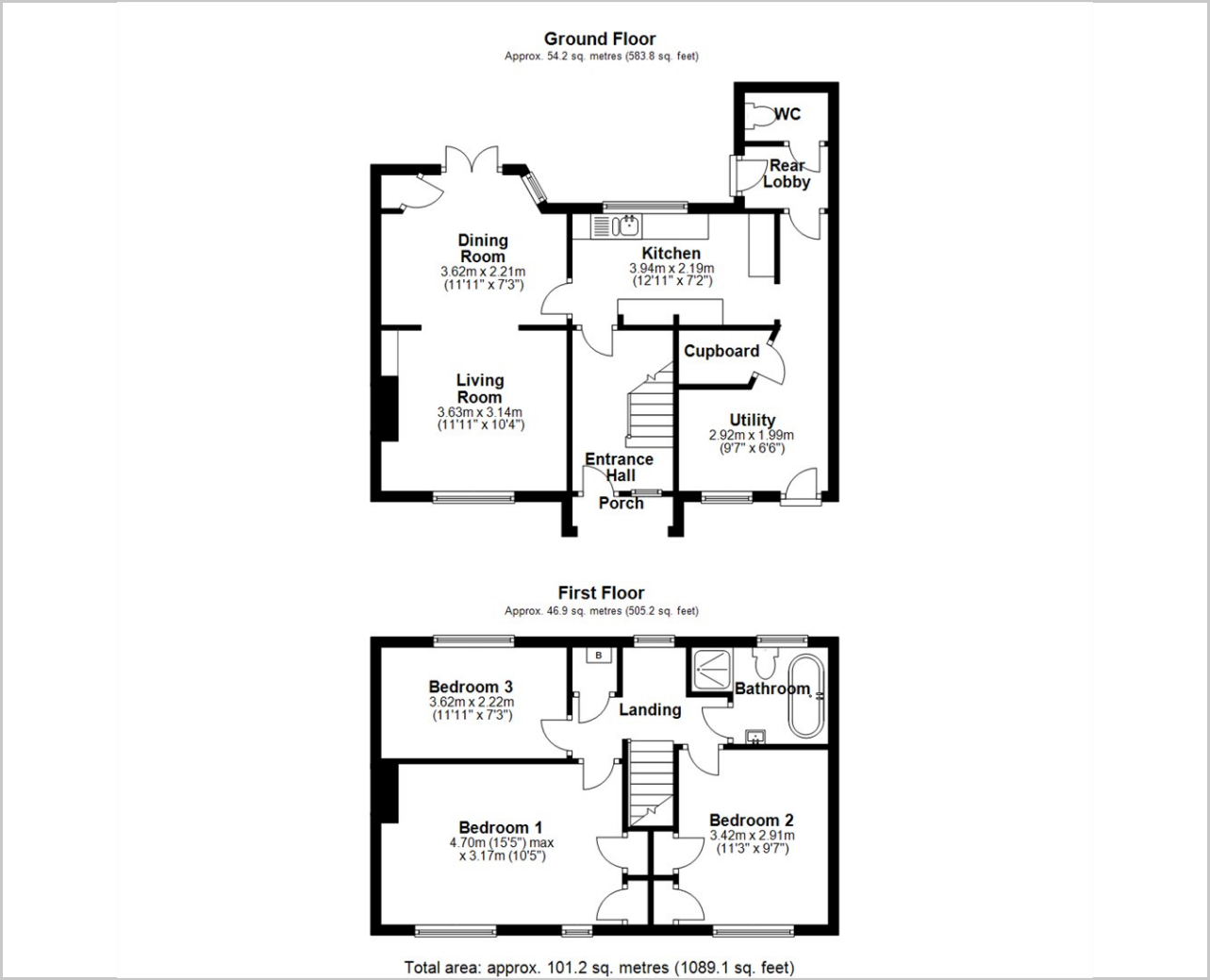
Freehold

VIEWING ARRANGEMENTS

Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.



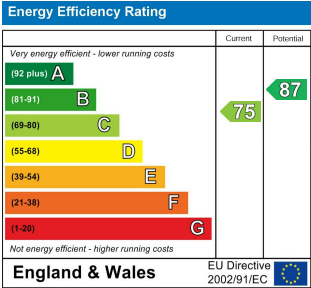
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Ross-On-Wye) Office on 01989 768666 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

BRITISH PROPERTY AWARDS 2022

GOLD WINNER

ESTATE AGENT IN ROSS-ON-WYE

RELAX, YOU ARE IN SAFE HANDS

Hereford
T 01432 274300
E hereford@trivett-hicks.com
10 St. Peters Street
Hereford
HR1 2LE

Directors
Jason Hicks MNAEA
Jeremy Trivett

TrivettHicks Ltd Registered Office
SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

Ross-on-Wye
T 01989 768666 F 01989 764185
E ross@trivett-hicks.com
53 Broad Street
Ross-on-Wye
HR9 7DY